

PROPOSED SINGLE STOREY EXTENSION TO No.17 Wiblin Mews, NW5 1BW



Photo.1 View from within No.17 looking out over terrace towards the garden. Arrow indicates extent of proposed extension.

The property currently consists of a three bedroom unit arranged over four floors and is a mid-terrace within a run of four.

This unit has only recently been completed and includes a small terraced area enclosed on three sides (see photo.1).

The applicant would prefer to enclose this area to create more living space as achieved at other properties in this development. The proposal therefore seeks to build a forth wall across the end of the terrace and add a roof. This would be the same as that approved for a number of other properties in this development, the most recent of which is at Nos.11 and 12 (refs 2018/5151/P and 2018/5052/P). As this is a repeat of those schemes the comments made there and the merits are shared with this proposal.



Photo.2 View from kitchen looking over existing terrace with College Lane just visible in the background.



Photo.3&4 Views to left and right viewed from terrace. .

Planning Guidance

The approval of a new Camden Local Plan does not raise any new policy issues not addressed under the previous approval

Camden Planning Guidance Design 1

Objectives:

Alterations should always take into account the character and design of the property and its surroundings.

- *Windows, doors and materials should complement the existing building.*
- *Rear extensions should be secondary to the building being extended.*

Camden Planning Guidance 6 Amenity, Section 7



Photo.4 View back towards terrace indicating area of in fill extension.

Planning Considerations

The edge of the existing terrace lies approximately 7m from its boundary with the Mixed Block (see photo.3 above) which has blank elevations facing towards this terrace. The enclosure of this terrace as proposed will not materially alter any actual or perceived overlooking either to or from this property as a result. The enclosing of this small terrace area does not introduce any new views that are not currently obtained from the terrace, and to some degree this will result in a slight reduction in views out as one can not then stand up to the edge of the terrace once the new glazing is in place.

The proposed enclosure will be of matching design, materials and details as the existing recently completed dwelling.

Although this extension lies on top of a lower ground floor, from street level this will appear as a single storey extension.

The property benefits from a small garden at lower level so the loss of the terrace will have no effect on, and leave future occupants with, private outdoor amenity space.

As the proposal continues the rear building line across the terrace in order to enclose it, it will not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area.

The enclosing of the terrace will improve the overall level of accommodation within the dwelling.

The proposal will not result in a decrease of permeable ground as it is built over an existing basement area.

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PROCTOR WATTS COLE RUTTER